

# **EXHIBIT A**

Product - ABC Capital Miami



**IPP**

*IPP / Income Producing Properties*

Product - ABC Capital Miami

IPP are high performing properties in growing markets with great potential due to the high occupancy rate and demand for rentals, the increase in property prices and the low property taxes.

The ABC Capital team analyzes the potential of each property in detail. Once acquired and stabilized, we proceed to the complete remodeling and lease to then offer them to our clients.

In this way, each property is prepared, individually or in groups, as IPP.

The administration of the properties includes maintenance, sending income for rent and reports to our clients offering a comprehensive solution for foreign investors.

The image is a composite of two parts. On the left, there is a dark blue rectangular graphic. At the top, the words "IPP Investments" are written in white. Below this, the text "'NET' ANNUAL RETURNS" is followed by a horizontal white bar with the numbers "9% to 13%" at its ends. In the center of the graphic, the words "New residences" are displayed in white. Below this, the text "ANNUAL RETURNS" is followed by another horizontal white bar with the numbers "1% a 3%" at its ends. On the right side of the image is a photograph of a large, modern industrial building with several tall, thin chimneys. The building is situated on a waterfront, with several boats visible in the water in front of it under a clear blue sky.

*We have designed a process that allows us to develop a high performance product.*

**A process that ensures your**

Product - ABC Capital Miami

# peace of mind and continuity of return.

---



## 1. SEARCH AND PURCHASE

We do an extensive search and analysis to define the best available properties and acquire them with great benefits.

## 2. REHABILITATION PROGRAM

A detailed and full remodeling process, completed by professionals. This process includes: structural adjustments/improvements, electrical and plumbing systems, drywall, kitchen and more.

## 3. LEASE PROGRAM

Once the property is remodeled, we proceed to lease it, ensuring returns above 9% per year.



## 4. PROPERTY ADMINISTRATION

We take care of the administration including the following:

- Receive the rent
- Pay expenses
- Monitor repairs
- Send a monthly account statement

## 5. PROPERTY SALE

At this point, the property enters our system, is listed in our sales inventory and offered to investors as a stable option for their portfolio.

Product - ABC Capital Miami

# IPP PROPERTIES

To date, more than 5,000 properties have been acquired, refurbished and sold. These are some examples of the IPP properties that we have recently sold. To find out the available inventory, contact our sales department.



## BALTIMORE / 1708 MONTEREY

Closing Costs:	\$4,500	
Estimated Annual Return:	\$11,284	
Sale Price:	\$84,500	
	Month ly	Annua l
Estimated Rent:	\$1,200	\$14,400
Property Management (10%):	\$120	\$1,440
Estimated Taxes:	\$75	\$896
Property Insurance:	\$65	\$780
NOI:	\$940	\$11,284
CAP:		12.7%

## PHILADELPHIA / 5713 HARMER

Closing Costs:	\$3,500
----------------	---------

Product - ABC Capital Miami



Estimated Annual Return:	\$9,938
Sale Price:	\$90,000
	Month Annua ly
Estimated Rent:	\$1,050
Property Management (10%):	\$105
Estimated Taxes:	\$52
Property Insurance:	\$65
NOI:	\$940
CAP:	10.6%

## Invest in IPP today

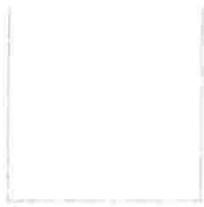
At ABC Capital we are ready to help you at every step.

[CONTACT US](#)

[Home](#)  
[Product](#)  
[Market](#)  
 [Company](#)

**Contact:**  
[contact@abccapi.com](mailto:contact@abccapi.com)  
[\(305\) 395-7100](tel:(305)395-7100)

Product - ABC Capital Miami



Contact



1

© 2019 ABC Capital Miami. All rights reserved.